



## THE PROBLEMS AND CHALLENGES OF DEVELOPMENT CONTROL IN ABEOKUTA-WEST ZONAL PLANNING AREA, OGUN STATE, NIGERIA

Odekunle J.F, Akindele D.B, Adebayo G.O

Bells University of Technology, Ota, Ogun State.

**ABSTRACT:** *Development control is a tool or a regulatory process for implementing any physical Development Plan. The development of land is always in haphazard manner that no adequate spatial pattern can be derived. This paper examines the problem and challenges of development control in Abeokuta –West Zonal Planning Area. Primary and secondary source were used. Questionnaire and personal interview were both used. The area was divided into nine zones which are classified into three (A, B and C), one zone is selected under each category as the sampling frame for the research study. 267 buildings was selected across the categories of zones in the study area using systematic sampling method. The various data collected through questionnaires and the responses obtained from the interviews were presented and analyzed through the use of descriptive statistics. The findings revealed the challenges; lack of physical development guide, inadequate manpower, corruption and political interference/instability. However, regulatory measures were recommended for the improvement on development control practice in the study area. These include: provision of framework as guide for physical development; effective public awareness and enlightenment programmes; adjustment of assessment charges for the low-income earners; and domestication of Nigerian Urban and Regional Planning Law 1992, especially at the Local level.*

**KEYWORDS:** Development Control, Physical Development, Regulatory Measures, Nigeria

### INTRODUCTION

Development control is one of the measures applied by physical planning agencies particularly, local planning authorities to ensure that developers do not deviate from building plans approved for them in the course of implementation (construction) on the plot earmarked for such development (Oduwaye,2011). This is aimed at enhancing environmental quality, improved housing condition, privacy in residents and free flow of air among others. It is the process whereby the activities of developers; public and private, are regulated so as to achieve an orderly physical development. It is the system by which the use of land and buildings on the land are regulated such that misuse or abuse of use and non-conforming uses are prevented or checked (Wahab, 1994). The state of the physical environment, particularly the urban areas, is a major source of global concern; the concern is greater in respect of developing nations like Nigeria.

As the core of towns and cities are too crowded, this uncontrolled and unplanned urban sprawl is capable of impacting negatively on the environment as this can affect the aquifer, the ecosystem, pond life, wood land, soil erosion and recreational facilities, with people and vehicle in conflict while the peripheral areas (sub-urban areas) are sprawling fast (Ogundele



*et al*, 2010). This is why the issue of controlling physical development in our sub-urban settlements is crucial to the health of our cities. For instance, the sitting of incompatible development based either on the ground of social, economic or political interventions is a serious threat and very harmful to the co-existence of human and the other components of the built-up and developing sites. In sub-urban areas of Abeokuta, physical developments are springing-up at a very high rate as a result of rapid urbanization in the city-centers. People tend to reside at the outskirts of the city due to tremendous increase in land value and landed property at the central areas of Abeokuta (Bello *et al*, 2016). Against this background, this paper examines the problems and challenges of development control in Abeokuta.

### **Conceptual Anchor: Concept of Development Control**

The paper adopted development control as a conceptual anchor. Ratcliffe (1978) defines development control as the formal voice of the planning authority regarding such matters as the permitted density, height limitations, user restrictions, access and outstanding preservation or conservation orders of one kind or another. He also sees development control as a process, which involves the regulation of the detailed aspects of physical development, about which precise guidance cannot be given in the master plan or the sub-division layout or local plan. While Onokerhoraye *et al* (1985); Oduwaye (2011) and Bello *et al* (2016) gave their definition of development control as the control of the use of land, the character, appearance, arrangement of buildings and facilities to ensure economy, convenience, slightly results and aesthetics.

Similarly, the Nigerian Urban and Regional Planning Degree No. 88 of 1992 describes development control as a physical planning instrument, which generally involves the regulations, retraining and keeping in order or checking materials' change on land. Its application tends to have a negative approach on development, while at the same time; it is a creative and permissive tool for development planning. In essence, it is a strategy employed by a physical planning agency for ensuring proper implementation of urban and rural development plans as well as regulating the flow of additions of infrastructural facilities. Moreover, it is a regulatory power exercised by planning agencies to either approve or reject a development application. It is a system by which the use of land and buildings on the land are regulated so that misuse or abuse of use and nonconforming uses are prevented or checked (Ogundele *et al*, 2010 and Bello *et al*, 2016).

The concept of development control or land use control is a collection of interrelated para-legal and administrative techniques, and instruments designed to safeguard, regulate, conserve or disburse land or part thereof in the interest of the overall community. Development control involves the regulation of the detailed aspect of development about which precise ordinance cannot be given by the development plan, so as to ensure convenient and slightly results. For instance, the regulation on the height of fence or the type of material for the side adjoining the street (Olajuyin *et al*, 1985). Therefore, the concept is a follow-up to physical development plan (or Master Plan), without it whatever is contained in the Master Plan will be difficult to achieve (Bello-Imam, 2016).

Development control can also be seen as a regulation of any building or re-building operations in, on and under the land, in order to prevent conflict and misuse of land as well as to promote harmonious interrelationship. It ensures that residential, commercial, industrial,



educational and other land uses are properly and carefully zoned, guided and developed (Ogundele *et al*, 2010).

Furthermore, development control attempts to check the activities of real estate developers and land users by ensuring that they do not develop or use their properties to the detriment of public interest in particular and the environment in general. Therefore, development control is an instrument of overall environmental quality control to the extent that it sets standards and regulations guiding the bulk and use of structures, as well as the air space around buildings (Olujimi *et al*, 2004).

Generally, there are two levels of development control, the macro and micro levels. At the macro level, the objective is to control the sub-division of land. This is the control of the development of layouts or sub-divisions and its aim is to ensure that the new areas are brought under urban use and influence, they form an integral part of the present over all urban structure and also fit into the future structure. While at the micro level, the objective is to control the development of the individual plot and structure within the sub-division (Onokerhoraye *et al*, 1985).

Agbola (1998) and Oduwaye (2011), looking at the concept, evolution, role of development control and planning administration in Nigeria, saw urban settlements as creations of contemporary societies. These settlements, according to them, have evolved overtime with a view to provide a more satisfying environment, in which urban inhabitants can live, work and pursue other goals that would enhance human dignity and lead to the attainment of a richer and fuller life. Since there are conflicts as to the most appropriate and most efficient use of urban land, they regard the evolvment, enactment and careful administration of land use or development control measures as a way of achieving urban settlement goals and at the same time resolving the conflicts that may arise from the pursuit of these goals.

Olujimi *et al* (2004) said in Nigeria, development control instruments include density control, zoning, building lines regulations, lighting, plot coverage ratio, building height regulations, type of materials for construction and many others. Having reviewed the existing regulatory instruments, he emphasized the need for new planning laws, regulations and standards that would be relevant to the country's socio-economic and cultural bias, which the new Urban and Regional Planning Decree of 1992 provided the answers.

The economics of development control is the concern of Olaore (1985) and Bello *et al* (2014). They opined that since it is not possible to assume that all urban developers are omniscient and thus the effect that public benefit will not be assured by a market economy; control is necessary. This prompted their vision of development control as a means of guiding development in such direction that will ensure that the sum of benefits accrue to a whole community is more than compensation for the total costs borne by it, transfer benefits and costs being excluded.

Egunjobi (1985) and (2010) looked at development control from the socio-cultural dimension. He identified two classes of human elements which include public officials' actions and the private or societal responses. He stated that the actions of public officials concern formulation and execution of planning control measures while the private or societal response has to do with adherence to or compliance with the guiding control measures. He identified lack of cooperation among different bodies involved in the planning process, lack



of coordination and official corruption as some of the problems associated with ineffective and inefficient development control measures.

He admitted that people are hostile to development control regulations. This, according to him, is attributable to lack of information, people's ignorance of the activities of the professionals and the benefits of development control measures. The identified problems on the side of the professionals include ignorance of what the people need and lack of or little communication flow between the professionals and the public. Thus, projects based on the control measures are at variance with people's cultural and psychological needs. Thus, the projects are often rejected and control regulations violated.

Some of the measures he suggested to improve the status-quo include the need to increase the intensity of public enlightenment campaign (public participated), access to documents on development control regulations by the public and the need to establish an inter-ministerial body involving the government agencies in planning, among others.

Akinade (1985) and Ayoade (2012) were concerned with lack of understanding of planning on the side of the public. They suggested that since planning has the objective of improving the well-being of the people, element of force has to be introduced into its enforcement. They however observed that the town planning laws in Nigeria are politically handicap, inadequate and negative in application. The magnitude of this problem is such that rather than having a positive report, planning is having a negative result. This is why the regulations are often defied. They stated some of the problems militating against effective enforcement of development control measures in the country. These include; political intervention, lack of cooperation among the members and staff of the planning authorities, disobedience by the citizenry, large scale interference by government ministries in the day to day operations of planning authorities and their parastatals among others.

With respect to administrative machinery for physical planning and development control in Nigeria, Ogundele *et al* (2010) observed that physical planning is still narrowly conceived as production of master plans for the orderly development of settlements and as layout of buildings and roads in urban areas. The reasons for this unwholesome situation as observed by him are not different from those earlier identified by previous authors. These reasons include mass illiteracy, lack of public enlightenment, influence of politics, poor finance and shortage of skilled manpower. Similarly, Onibokun (1985) and Oduwaye (2011) identified defective institutional framework and structure, poor financial base for planning, inadequate manpower, inter-ministerial, inter-governmental and inter- departmental conflicts as some of the constraints against effective administrative machinery for physical planning and development control. They proffered some measures to ameliorate this ugly situation, some of these include putting in place an administrative framework and a structure that facilitates physical planning administration and development control, zoning regulations, building and sub-division regulations as well as planning and design standards that re-current and responsive to the needs of the people. Others include provision of adequate manpower with appropriate education, experience, tools and fiscal resources necessary for innovating, monitoring and implementing development control.

Sanusi (2002) and Yahaya (2015), in their studies, looked at development control in line with good urban governance. They said development control is concerned with all urban land developers and users; it is also the base of maintaining environmental order and quality,



because of its universal application to all users and developers. Development control can be amenable to public participation; as a result, it should be seen as a practical component of urban governance. However, this is not observed in Nigeria urban centers. Element of bad governance such as rigid procedures have characterized development control. The resultant effects are illegal development, development of incompatible uses, development of ecologically unstable land, poor supply of urban land for various uses, problem of service ability of urban land and all forms of contravention characterized urban land development. Thus, they concluded that development control exercise in Nigeria lacks public participation and good governance.

They suggested that in order to make development control responsive and inclusive, it must be undertaken within the context of good governance, which will guarantee accountability, capacity building and liberalization in matters of urban land development.

### **The Context: Ogun State**

Ogun State is situated within the tropics, covering about 16,400 square kilometers. It is bounded in the West by Republic of Benin (Dahomey), in the South by Lagos State and Atlantic Ocean, in the East by Ondo State and North by Oyo State (Figure 1.1). Abeokuta is the capital of the State and the largest town in the State. Abeokuta is located on latitude  $7^{\circ} 9' 39''$  North and longitude  $3^{\circ} 20' 54''$  East, on the Ogun River; 64 miles (about 94 kilometers) North of Lagos (Nigeria commercial nerve center and biggest, and most populated city) by railway, or 81 miles by water and about 78 kilometers south-west of Ibadan, the capital of Oyo State (Ogun State of Nigeria, 2008).

The demographic results of these processes have been quite significant as evident in a population figure of 187,292 in 1963 increasing to an estimated 313,828 in 1980 and 376,884 in 1991. As of 2006 National Census, Abeokuta and the surrounding area had a population of 593,140 (National Population Commission). Within fifteen years (1991 to 2006) the population increased by 216,256 (57.4%).

The study area (Abeokuta-West Zonal Planning Area) is shown in Figure 1.5. This covers the western parts of Abeokuta, which include the core areas of the city such as Lafenwa, Ita-Oshin, Olomore, Ikija, Ikereku, Asero, Iberekodo, etc. and other peripherals of the city (sub-urban areas) such as Obada-Oko, Oke-Ata, Idi-Ori, Gbonogun, Mawuko, Bode-Olude, Soyoye, etc. Physical developments are springing-up at a very high rate in these sub-urban areas of Abeokuta because of affordable rate of land and rent in these areas, as people cannot afford the high values of land/rent and landed property at the central areas of Abeokuta (Oke-Ilewo, Sapon, Ibara, Kuto axis, etc.).

Also, as a result of rapid urbanization in the city, there is competition for the land-uses in the city-centre. The needs for a larger or more economic activities to cater for the increasing population of Abeokuta lead to conversion of building and/or land uses in the central areas of Abeokuta. The land areas which were originally allocated for residential uses have been converted into commercial uses, the commercial activities have taken over the residential buildings, some of the buildings have been converted into office spaces, some are redeveloped while some are pulled down and reconstructed into a more profitable use like banking hall, office complex, insurance outlet and so on. This makes people (middle and lower-income earners) to relocate or reside at the Abeokuta-West Zonal Planning Area (the





questionnaire is structured and administered to the officials of Abeokuta-West Zonal Planning Office responsible for development control in the study area. In addition, with personal interview conducted with the government officials in-charge of development control practice in Abeokuta-West Zonal Planning Area of Ogun State.

The secondary data were also obtained from government planning agencies. Additional secondary data were sourced from exiting literature. Data were presented in tables.

### **Sampling Procedures**

Multi-stage sampling method was adopted in order to avoid bias in the choice of items (buildings) in the study area, because the buildings in Abeokuta-West Zonal Planning Area are numerous and spatially located. In the first stage, the study area (Abeokuta-West Zonal Planning Area) was delineated into three categories of nine zones (**Table 1**). The second stage; one zone was selected from each category; this serves as sampling frame for the research study. Third stage; one unit or area was selected from each sampling frame for the administration of questionnaire (questionnaire for residents in the study area). The fourth stage; systematic sampling method was used to select the buildings from each selected unit or area for the administration of questionnaire. At the fifth stage; the selected buildings were considered as the sample size for this research study.

### **Sample Frame**

The Abeokuta-West Zonal Planning Area is too large to cover for this study, considering the resources and time frame for this research work. However, for the purpose of selecting a suitable sample for this research work, the internal supporting structure that gives an artifact shape and picture of the study area is adopted. There are nine zones of areas under this study which are classified into three categories (A, B and C), one zone is selected under each category as the sampling frame for the research study (Table 1).

The selection of a zone, as the sampling frame for this research work, from each category in the study area is based on the following considerations:

- In category A, A3 zone was selected as the sampling frame for the research study because all the areas or units under this zone are at the outskirts of the study area and development is springing-up at a very high rate in this zone. Whereas, A1 and A2 zones consist of already built-up areas and Government Acquired Land (land acquisition). The rate of developmental activities (building operations) in these areas are minimal.
- In category B, B1 zone was considered as the sampling frame due to the fact that areas such as Oke-Ata, Idi-Mango and Olomore under this zone are experiencing rapid development in recent year. While B2 and B3 zones comprise of fully developed areas and Government Acquired Land.
- In category C, C2 zone was selected as the sampling frame for the research study. This zone consists of developing areas such as Bode - Olude, Old Igbo-Ora Road and Agborin Road. Meanwhile, C1 and C3 zones comprise of some core areas of Abeokuta metropolis (such as Iberekodo, Mokola and Ikija) and Federal Government Acquired Land - Mawuko Area.



## Sampling Unit

An area or unit was selected from each sampling frame (Zones A3, B1 and C2), from which the sampling size for this research study was derived (Table 1). The selection of sampling units or areas (Obada-Oko, Oke-Ata and Bode-Olude) for this research study, from each category of zones in the study area, was based on their peripheral locations (outskirt of the Abeokuta metropolis) and development statuses. This provides a clearer picture of development control practice in sub-urban areas of Abeokuta metropolis (the study area).

## Sample Size

However, in order to obtain adequate samples for the research study from which inferences about the population could be drawn, systematic sampling technique is adopted. The starting point (nth of the building) is first picked and the next building is selected by adding the sampling interval (20) to the selected identification building. This process is repeated until all the buildings in each sampling unit are sampled. The selected buildings become the sample size (Table 1).

The sample size for this research study is 267 buildings which was selected across the categories of zones in the study area (Table 1). Field investigations were carried-out in these areas (Obada-Oko, Oke-Ata and Bode-Olude areas).

Also, the planning consultants and/or draughtsmen practicing in the study area were interviewed, as well as the Chief Executive Officer (CEO) and the Officers in-charge of development control in the study area. The findings and data collected were analyzed in the subsequent sections of this report to give direction to the research work.

**Table 1: Sampling Procedures for the Research Study**

<b>STAGE 1</b>	
<b>Category</b>	<b>Zones</b>
<b>“A”</b>	<p><b>A1</b> - Idiya Village Area, Obasanjo Farm Road and Sabo Area, From Lafenwa Railway Line - Right Side of Lafenwa/Aiyetoro Road Area.</p> <p><b>A2</b> - Mile 2 Area, Badagry - Sokoto Road Area, Rander Area, Old Aiyetoro Road (Right Side of Alamala Barack), Right Side of Olorunda Area.</p> <p><b>A3</b> - Idi Ori Area, Obada Oko Area (Across Left Side Lagos - Abeokuta Express Road), Left Side of Oke-Ata.</p>
<b>“B”</b>	<p><b>B1</b> - Right Side of Oke-Ata Area, Ita-Oshin, Oke-Ata Housing Estate, Olomore Housing Estate, Left Side of Brewery, From Lafenwa Railway Line - Left Side of Lafenwa/Ayetoro Road Area.</p> <p><b>B2</b> - Soyoye Area, Old Ayetoro Road (Left Side of Alamala Barack), Left Side of Olorunda Area.</p> <p><b>B3</b> - Obada-Iyana Adigbe Area, Obada-Oko Area(Right Side Lagos -Abeokuta Express Way), Ita-Oshin Round About Area(Both Side), Top Brewery Area(Both Side), 2nd Bridge Round About Area(Both Side), Lafenwa - WEMA Bank Area(Both Side), Lafenwa Junction Area, After Bridge Lafenwa - Ago Oka Area, Ijaye Kukudi Area, Mokola Round About Area.</p>





<b>“C”</b>	<b>C1</b> - Left Side Alogi Area, Gbonogun Area, Elega Federal Housing Area, From Elega Junction - Right Side Agborin Road Area, Ita Elega Market Area. <b>C2</b> - From Elega Junction - Left Side Agborin Road, Bode - Olude Area, Right Side Old Igbo Ora Road Area, Iberekodo Area, Mokola Round About. <b>C3</b> - Mawuko Area, Left Side Old Igbo Ora Road Area, Ikija Area, Ojokodo Area.	
<b>STAGE 2</b>		
<b>“A”</b>	<b>A3</b> - Idi Ori Area, Obada Oko Area (Across Left Side Lagos - Abeokuta Express Road), Left Side of Oke-Ata.	
<b>“B”</b>	<b>B1</b> - Right Side of Oke-Ata Area, Ita-Oshin, Oke-Ata Housing Estate, Olomore Housing Estate, Left Side of Brewery, From Lafenwa Railway Line - Left Side of Lafenwa Ayetoro Road Area.	
<b>“C”</b>	<b>C2</b> - From Elega Junction - Left Side Agborin Road, Bode - Olude Area, Right Side Old Igbo Ora Road Area, Iberekodo Area, Mokola Round About.	
<b>STAGE 3</b>		<b>STAGE 4</b>
<b>Selected Units</b>		<b>Selected Buildings</b>
<b>“A”</b>	<b>A3</b> - Obada Oko	107
<b>“B”</b>	<b>B1</b> - Oke-Ata	82
<b>“C”</b>	<b>C2</b> - Bode - Olude	78
<b>STAGE 5 (Sample Size)</b>		<b>267</b>

Source: Author Field Survey, 2018.

## FINDINGS AND DISCUSSION

### Development Permit and Socio-Economic Characteristics of the Residents

Opinion and belief of people towards development control practice is very important in achieving sustainable and conducive environment for living, working, recreating and worshipping. Majority of the residents in the study area are of the opinion that the cost of obtaining development permit (planning approval) is too expensive (Table 2). Thus, this prompted the statistical test of the correlation between the Development Permit and the Socio-economic Characteristics of the Residents in the study area.

The calculated Correlation Coefficient ( $r$ ) is **0.976** and ( $R_s$ ) is **1.00**. This indicates that there is significant relationship (positive correlation) between the development permit and the socio-economic characteristics of the residents. That is, the  $H_0$  is rejected while the  $H_1$  is accepted. The fact that the numerical value of the coefficient is very high (0.976), shows that the degree of correlation between the two sets of variables is high.

The implication of this is that only people (developers or landowners) with high and medium socio-economic status find it convenient or possible to apply for development permit (planning approval). The Abeokuta-West Zonal Planning Office should lay emphasis on development control measures or activities rather than generating revenue; this will have a great positive impact on the comfort, convenience, aesthetic and safety of the people (residents) in the study area.

**Table 2: Reasons for Building without Development Permit**

Reason	Frequency	Percentage (%)	Cumulative (%)
Not aware of it	6	3.3	3.3
It is too expensive	168	91.8	95.1
Application was not approved	2	1.1	96.2
Land is within acquisition	4	2.2	98.4
Others (kickbacks)	3	1.6	100.0
<b>Total</b>	<b>183</b>	<b>100.0</b>	

Source: Author Field Survey, 2018.

### Assessment of Physical Condition of the Study Area

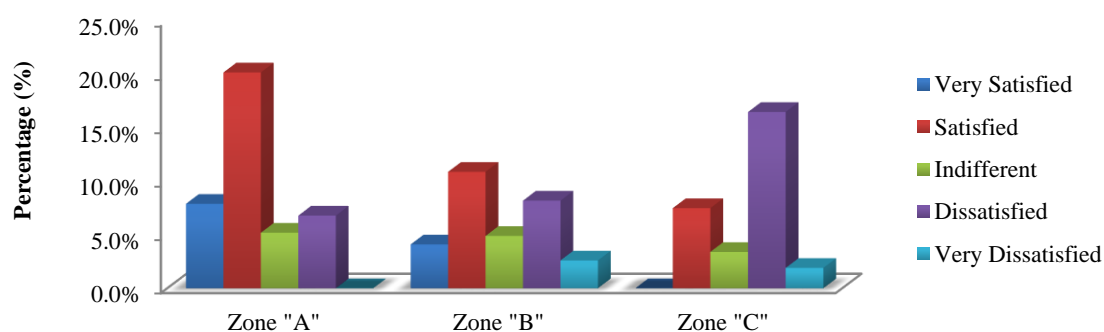
Development control measures also aimed at ensuring safety, comfortable, healthy, aesthetic and pleasing environment for dwellers. This led to the assessment of physical condition of the study area. The residents of the study area revealed their satisfactory levels, through the field survey, about the physical environment. 12% of the residents in the study area are very satisfied with the condition of their physical environments, 38.6% of them are satisfied with the physical condition of their areas while 13.5% of them are indifferent in their decisions. The satisfaction was drawn from frequent power supply in Zones “A” and “B” and their social attachment to the study area.

However, 31.5% of the residents are dissatisfied, while 4.5% of them are very much dissatisfied with the physical condition of their environments; especially residents that are located within Zone “C” (Table 3).

**Table 3: Residents’ Satisfactory Level with the Physical Condition**

Study Area	Satisfactory Level with the Physical Condition										Total
	Very Satisfied		Satisfied		Indifferent		Dissatisfied		Very Dissatisfied		
	No	%	No	%	No	%	No	%	No	%	
Zone “A”	21	7.9	54	20.2	14	5.2	18	6.8	-	0.0	107
Zone “B”	11	4.1	29	10.9	13	4.9	22	8.2	7	2.6	82
Zone “C”	-	0.0	20	7.5	9	3.4	44	16.5	5	1.9	78
<b>Total</b>	<b>32</b>	<b>12.0</b>	<b>103</b>	<b>38.6</b>	<b>36</b>	<b>13.5</b>	<b>84</b>	<b>31.5</b>	<b>12</b>	<b>4.5</b>	<b>267</b>

Source: Author Field Survey, 2018.

**Figure 2: Residents’ Satisfactory Level with the Physical Condition**



### Assessment of Procedure for Obtaining Development Permit

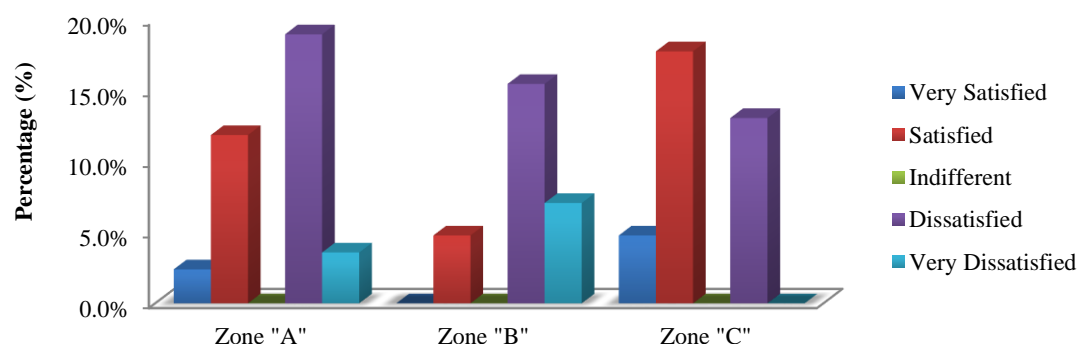
Procedure for obtaining development permit is a process that every intended developer(s) would undergo. The residents of the study area were asked to express their levels of satisfactory in the procedure and time frame for obtaining development permit. Only, the residents with development permit, that can easily assess the services of the Planning Authority and the duration involved in the processing of the approval, responded to this question. As it was revealed, Table 4 and Figure 3 show that 7.1% of the residents with development permit were very satisfied with the procedure, 34.5% of them said they were satisfied and none was indifferent in his decision. Majority of them (47.6%) were dissatisfied, while 10.7% were very much dissatisfied with the procedure for obtaining development permit (planning approval).

Although no one can satisfy man, but then when it becomes obvious that majority is not satisfied then, it calls for concern. This was as a result of high level of assessment charges or fees, high rate of charges involved in obtaining required documents (such as Stamp Duty, Survey Plan, Building Plan and Tax Clearance) needed for Approval and delay in the process (bureaucratic bottleneck).

**Table 4.: Satisfactory Level with the Procedure for Obtaining Development Permit**

Study Area	Satisfactory Level with the Approval Procedure										Total
	Very Satisfied		Satisfied		Indifferent		Dissatisfied		Very Dissatisfied		
	No	%	No	%	No	%	No	%	No	%	
Zone "A"	2	2.4	10	11.9	-	0.0	16	19.0	3	3.6	31
Zone "B"	-	0.0	4	4.8	-	0.0	13	15.5	6	7.1	23
Zone "C"	4	4.8	15	17.8	-	0.0	11	13.1	-	0.0	30
<b>Total</b>	<b>6</b>	<b>7.1</b>	<b>29</b>	<b>34.5</b>	<b>-</b>	<b>0.0</b>	<b>40</b>	<b>47.6</b>	<b>9</b>	<b>10.7</b>	<b>84</b>

Source: Author Field Survey, 2018.



**Figure 3: Satisfactory Level with the Approval Procedure**



### Conformity of Building to the Approved Building Plan

The field survey revealed that there is fair level of conformity between the erected buildings (buildings with development permit) and the Approved Building Plan (planning standards). Some of the buildings constructed are different from what is approved, especially buildings on major roads where frontages are used for row of shops (commercial purpose). The reason for this is basically lack of proper monitoring during implementation stage, the monitoring officers in the Development Control Department (DCD) are charged with this responsibility.

Table 5 shows the details of conformity, average of the total number of buildings with development permits conform to the planning standards. 51.2% of these buildings observed the required statutory setback from the adjacent road, while 48.8% of them do not. In terms of airspace, 48.8% of them conform to the standard, but 51.2% do not observe the required airspace. More than average of these buildings, 58.3% precisely, conform to the plot coverage requirement while 41.7% do not. Household utilities such as toilets, bathroom and kitchen are available in all the erected buildings with development permit in the study area.

**Table 5: Conformity of Erected Buildings with Approved Plan**

Planning Standards	Zone "A"				Zone "B"				Zone "C"			
	Yes		No		Yes		No		Yes		No	
	No	%	No	%	No	%	No	%	No	%	No	%
Set-back from adjacent road	12	14.3	19	22.6	14	16.7	9	10.7	17	20.2	13	15.5
Set-back from property line	14	16.7	17	20.2	15	17.9	8	9.5	16	19.0	14	17.9
Plot Coverage	18	21.4	13	15.5	17	20.2	6	7.1	14	16.7	16	19.0
Accessibility	31	36.9	-	0.0	23	27.4	-	0.0	30	35.7	-	0.0
Airspace	11	13.1	20	23.8	18	21.4	5	6.0	12	14.3	18	21.4
Room Size (10ft x 12ft) or (3m x 4m)	19	22.6	12	14.3	21	25	2	2.4	11	13.1	19	22.6
Window Size (1.8m x 1.2m) or (1.2m x 1.2m) for Cross Ventilation.	15	17.9	16	19.0	18	21.4	5	6.0	13	15.5	17	20.2
Availability of Toilet, Bathroom and Kitchen, etc.	31	36.9	-	0.0	23	27.4	-	0.0	30	35.7	-	0.0

Source: Author Field Survey, 2018.

However, out of the 31.5 percent residents that obtained development permit in the study area, 15.6% deviated from the planning approval, that is, deviated from the Approved Building Plan obtained from the Planning Office (Table 5). This can be said to contradict physical planning standards (Oduwaye, 2011).

### View of the Planning Consultants in the Study Area

Planning consultants operating within the study area were questioned and interviewed as stakeholders in the environmental development. Their responses and findings revealed number of briefs and clients per month, duration for processing development permit (planning approval) and effectiveness of the Abeokuta-West Zonal Planning Office in the administration and control of development in the study area.



### Planning Consultants Duration of Operation in the Study Area

The field survey revealed that 36.8% of the Consultants have been operating within the study area for more than a year. 31.6 percent of them have been operating within the area under study for more than 5 years, while 21.1% and 10.5% of them have been operating as consultants in the study area for more than 10 years and 15 years respectively (Table 6).

However, the implication of their length of operations in the study area is that they have enough experience in relating with the developers and the Planning Authority (Abeokuta-West Zonal Planning Office). This makes them to know the challenges facing the Planning Authority in exercising development control measures and the reasons or ways to make the developers or landowners (residents) of the study area to comply to those measures or vice versa.

**Table 6: Planning Consultants Duration of Operation in the Study Area**

Duration of Operation	Frequency	Percentage (%)	Cumulative (%)
Less than a year	-	-	-
1 – 5 years	14	36.8	36.8
6 – 10 years	12	31.6	68.4
11 – 15 years	8	21.1	89.5
Above 15 years	4	10.5	100.0
<b>Total</b>	<b>38</b>	<b>100.0</b>	

*Source: Author Field Survey, 2018.*

### Clients and Planning Brief serviced by Consultants in the study area

The field survey revealed that 50% of the consultants receive up to 5 planning briefs per month. 31.6% of them receive between 6 and 10 planning briefs per month, 13.2% receive between 11 - 15 enquiries from the clients (planning briefs) per month. 5.3% of them receive between 16 and 20 planning briefs per month, while none of the consultants receive above 20 planning briefs per month (Table 4.29). This analysis shows that there is pressure on land for physical development in the study area, especially in residential buildings.

**Table 7: Clients and Planning Briefs Serviced by the Consultants (Monthly)**

Clients and Planning Brief	Frequency	Percentage (%)	Cumulative (%)
1 – 5 Planning briefs	19	50.0	50.0
6 – 10 Planning briefs	12	31.6	81.6
11 – 15 Planning briefs	5	13.1	94.7
16 – 20 Planning briefs	2	5.3	100.0
Above 20 Planning briefs	-	-	
<b>Total</b>	<b>38</b>	<b>100.0</b>	

*Source: Author Field Survey, 2018.*



### Planning Briefs Submitted by Consultants as Proposal for Approval (Monthly)

The field survey also revealed that in spite of many briefs received, few ended up being submitted as proposals to the Planning Authority. Table 8 shows the detail analysis of the planning briefs submitted for Approval: 55.3% of the consultants submit between 1 - 5 proposals out of many planning briefs received monthly, 34.2% submit between 6 – 10 proposals (applications) monthly for Approval, while 10.5% of them submit between 11 – 15 proposals. Whereas, none of them submit above 15 proposals (applications) per month. The reason for this is that some of the planning briefs received by the planning consultants could either not be designed in conformity with the planning standards or there is no financial response from the clients.

**Table 8: Planning Briefs Submitted by Consultants as Proposals for Approval**

Proposals Submitted (Monthly)	Frequency	Percentage (%)	Cumulative (%)
1 – 5 Planning briefs	21	55.3	55.3
6 – 10 Planning briefs	13	34.2	89.5
11 – 15 Planning briefs	4	10.5	100.0
16 – 20 Planning briefs	-	-	
Above 20 Planning briefs	-	-	
<b>Total</b>	<b>38</b>	<b>100.0</b>	

Source: Author Field Survey, 2018.

### Reasons for the Low Response of Application for Approval (Consultants' View)

The planning consultants gave reasons for the low response of application for planning approval. 84.2 percent of the consultants said the cost of securing the approval is the major reason for low response to application, 10.5% of them said the time lag for processing the approval, while 5.3% said additional payment of penalty charges among other reasons (Table 9). This affects the number of development permit (planning approval) for buildings investigated or surveyed.

**Table 9: Reasons for the Low Response of Application for Approval**

Reasons	Frequency	Percentage (%)	Cumulative (%)
Cost of Securing Approval	32	84.2	84.2
Time Lag of Processing	4	10.5	94.7
Additional Penalty Fees	2	5.3	100.0
<b>Total</b>	<b>38</b>	<b>100.0</b>	

Source: Author Field Survey, 2018.

This analysis (Table 9) attests to the fact that majority of the residents (building-owners) in the study area find it difficult to apply for development permit (planning approval) due to their socio-economic statuses. As it was revealed in the outcome of second hypothesis (Appendix V), i.e. there is significant relationship (positive correlation) between the development permit (planning approval) and the socio-economic characteristics of the



residents, which confirms that the cost of obtaining development permit is the major reason for the low response of application for planning approval.

### Duration of Obtaining Planning Approval by the Consultants

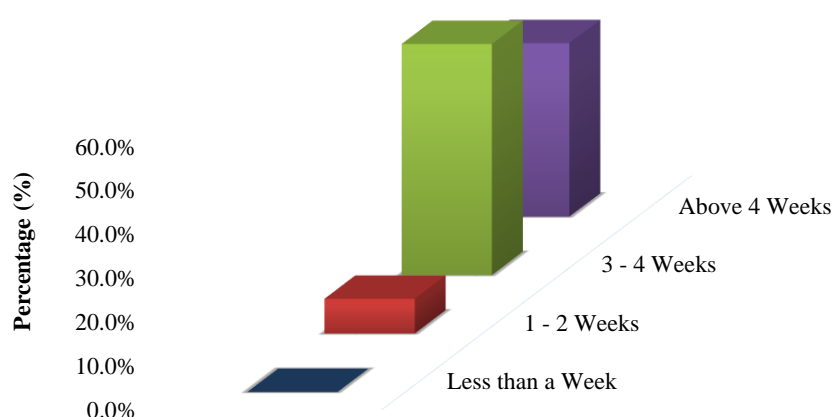
The field survey revealed that the period for obtaining development permit varies, depending on the peculiarities of each application submitted. The statutory period for obtaining development permit (planning approval) is within three months. Table 10 and Figure 4 show the duration of obtaining development permit, as revealed by the field survey, 7.9% of the consultants said they processed application and obtain approval within two weeks, more than average (52.6%) said it took them within 3 – 4 weeks to obtain planning approval. While 39.5% of the consultants stated that it took them above 4 weeks to process applications for approval.

However, as earlier stated, the consultants confirmed that the period of processing and obtaining development permit (planning approval) varies based on the perfection of required documents, the land-use type and other parameters that are required for the processing.

**Table 10: Duration for Obtaining Planning Approval by the Consultants**

Duration	Frequency	Percentage (%)	Cumulative (%)
Less than a Week	-	0.0	0.0
1 – 2 weeks	3	7.9	7.9
3 – 4 weeks	20	52.6	60.5
Above 4 weeks	15	39.5	100.0
<b>Total</b>	<b>38</b>	<b>100.0</b>	

Source: Author Field Survey, 2018.



**Figure 4: Duration of Obtaining Development Permit**

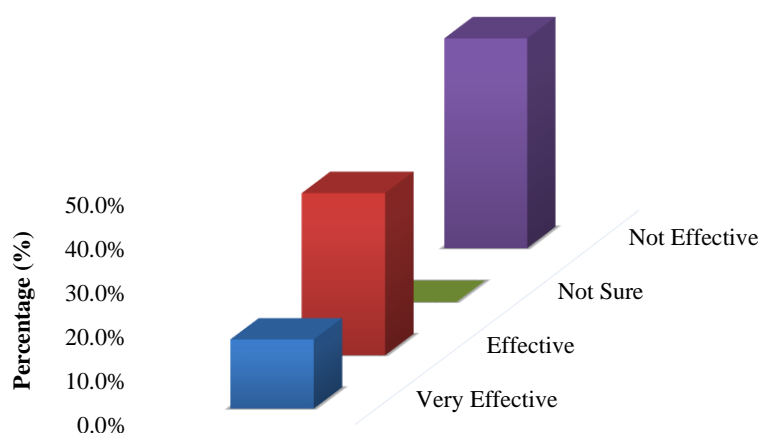
### Effectiveness of the Abeokuta-West Zonal Planning Office (Consultants' View)

In the field survey, the consultants were asked to assess the effectiveness of Abeokuta-West Zonal Planning Office (ABWZPO) in the administration and controlling of developments in the study area. Table 11 and Figure 5 show their responses, as revealed in the field survey, 15.8% of the consultants said the Planning Office is very effective. While 36.8% of them stated that the Planning Office is effective in controlling development, 47.4% declared that the ABWZPO is not effective enough in the administration and controlling of development in the study area. The major reason for this is inadequate man power and necessary development control tools to work effectively. This implies that the Planning Office under study needs room for improvement.

**Table 11: Effectiveness of Abeokuta-West Zonal Planning Office (Consultants' View)**

Effectiveness	Frequency	Percentage (%)	Cumulative (%)
Very Effective	6	15.8	15.8
Effective	14	36.8	52.6
Not Sure	-	0.0	0.0
Not Effective	18	47.4	100.0
<b>Total</b>	<b>38</b>	<b>100.0</b>	

Source: Author Field Survey, 2018.



**Figure 5: Effectiveness of ABWZPO (Consultants' View)**

### Evaluation of Abeokuta-West Zonal Planning Office

In order to assess Abeokuta-West Zonal Planning Office (ABWZPO), there is need to look into its work force and their activities, response to applications for development permit (planning approval) and challenges confronting the Planning Office, as sought by the questions answered by the Chief Executive Officer (CEO) of ABWZPO and the officials/Officers in-charge of development control practice in the study area.





### Staff Strength and Equipment of the Planning Office

The field survey revealed the staff strength of Abeokuta-West Zonal Planning Office (ABWZPO). Out of the work force, seven (7) are town planners including the CEO, covering the entire study area. Table 12 shows the breakdown of all the staff working presently in the Planning Office. It is obvious that the staff strength of Abeokuta-West Zonal Planning Office (ABWZPO) could not cope with the estimated area under study.

**Table 12: The Staff Strength of Abeokuta-West Zonal Planning Office**

Workers	Number	Duties/Responsibilities
Town Planners	(7)	
• Chief Executive Officer	1	• Plan Approving Officer
• Recommending Officers	3	• Recommending Plan for Approval or otherwise
• Site Inspectors	3	• Site Inspection
Surveyor	1	Charting and Land Information
Architect	1	Checking of Architectural Drawings
Engineer	1	Checking of Structural Drawings
Accountant	2	Collection of Revenue or Assessment Fees
Clerical Officers	2	Assisting in Office Works
Driver	1	Driving of Vehicle
Cleaner	1	Keeping the office clean
<b>Total</b>	<b>16</b>	

Source: Author Field Survey, 2018.

### Response to Application for Development Permit (Planning Approval)

The previous sections and sub-sections of this chapter have assessed the development control practice in Abeokuta-West Zonal Planning Area of Ogun State. It is very necessary to assess the level of compliance, increase or decrease in response to application for development permit in the Planning Office. Table 13 shows the increase and decrease in numbers of applications approved by the ABWZPO from 2007 to 2017, as revealed by the field survey, which indicates a fluctuating situation in the development permit (planning approval) process.

**Table 13: Applications Approved by ABWZPO from 2007 to 2017**

Months	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Total
January	38	69	49	27	18	82	38	12	41	20	28	<b>422</b>
February	39	96	68	29	46	133	48	31	46	31	49	<b>616</b>
March	41	78	54	39	61	35	121	9	25	32	54	<b>549</b>
April	41	97	47	41	89	43	32	9	12	22	26	<b>459</b>
May	55	77	38	37	49	46	28	7	27	30	29	<b>423</b>
June	30	81	99	57	71	67	49	5	35	65	46	<b>605</b>
July	42	103	55	57	71	67	55	38	38	28	46	<b>600</b>
August	69	74	53	67	52	152	12	20	29	30	37	<b>595</b>
September	46	40	62	42	75	8	6	22	30	35	48	<b>414</b>



October	56	9	64	57	41	6	8	39	28	34	43	<b>385</b>
November	81	35	82	55	71	40	46	46	29	49	39	<b>573</b>
December	92	44	168	135	134	61	4	56	35	48	26	<b>803</b>
<b>Total</b>	<b>630</b>	<b>803</b>	<b>839</b>	<b>643</b>	<b>778</b>	<b>740</b>	<b>447</b>	<b>294</b>	<b>375</b>	<b>424</b>	<b>471</b>	<b>6,444</b>

Source: Extracted from Annual Progress Report of Ogun State Urban & Regional Planning Board, 2007 – 2017.

### Challenges Confronting Abeokuta-West Zonal Planning Office

The Planning Consultants, Chief Executive Officer (CEO) and Officials/Officers in-charge of development control practice in the study area were asked to state the challenges confronting the Abeokuta-West Zonal Planning Office (ABWZPO) in the delivery of their duties in terms of development control. The challenges stated among others are:

- Inadequate man-power
- Lack of working tools
- High risk to life of the officers
- Non-availability of planning schemes or any other framework to guide development.
- Administrative bottlenecks
- Harassment of officers during inspection.
- Inadequacy of public participation.
- Corruption, poor attitude of inspectors or officers to work.
- Political interference and instability.

The field survey revealed that lack of planning scheme to guide physical development in the study area makes it difficult for ABWZPO to take decision on compatibility of land-uses. However, the Planning Office make it mandatory for individual or group of developers with large parcel of land to submit layout plan for approval, but few individuals comply with this regulation (Field Survey, 2018). This leads to disjointed layouts or developments that are conflicting (i.e. incompatible landuses) within the study area, the CEO of the Planning Office confirmed that developments do not conform to approved layout plans in some areas where there is one. Hence the need to encourage physical development schemes or layouts in the study area.

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